060.0	0007	0009.0	1 of 1	ARLINGTON
Map	Block	Lot	CARD	

	Total Card	/	Total Parcel
APPRAISED:	511,800	/	511,800
USE VALUE:	511,800	/	511,800
ASSESSED:	511,800	/	511,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
	LOT	WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	24 EPPING ST LLC
Owner 2:	
Owner 3:	
Street 1:	41 KATIE WAY
Street 2:	
Twn/City:	TEWKSBURY
St/Prov:	MA Cntry: Own Occ: N
Postal:	01876 Type:

PREVIOUS OWNER

Owner 1:	KUHN JAMES E -
Owner 2:	-
Street 1:	41 FISHER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This Parcel contains .268 Sq. Ft. of land mainly classified as One Family

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11656.000			511,800	511,800
Total Card	0.268			511,800	511,800
Total Parcel	0.268			511,800	511,800

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	210880
GIS Ref	
GIS Ref	
Insp Date	

PREVIOUS ASSESSMENT

Parcel ID: 060.0-0007-0009.0

!14456!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV		0	11,656.	511,800	511,800		Year end	12/23/2021
2021	130	FV		0	11,656.	511,800	511,800		Year End Roll	12/10/2020
2020	130	FV		0	11,656.	511,800	511,800	511,800	Year End Roll	12/18/2019
2019	130	FV		0	11,656.	504,500	504,500	504,500	Year End Roll	1/3/2019
2018	130	FV		0	11,656.	387,500	387,500	387,500	Year End Roll	12/20/2017
2017	130	FV		0	11,656.	365,600	365,600	365,600	Year End Roll	1/3/2017
2016	130	FV		0	11,656.	336,400	336,400	336,400	Year End	1/4/2016
2015	130	FV		0	11,656.	314,400	314,400	314,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	19:02:52

LAST REV

Date	Time
08/26/21	08:36:15
danam	
14456	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KUHN JAMES E,	76180-563	1	11/16/2020	Private	120,000	No	No		
KUHN JAMES E--E	863-174		7/3/1975		57,700	No	No		Janet K Roberts Kuhn dod 7/29/2010

USER DEFINED

Prior Id # 1:	40262
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/3/2020	1394	New Buil	375,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
8/26/2021	Permit Visit	DGM	D Mann
1/12/2021	SQ Mailed	MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11656		Sq. Ft.	Site		0	70.	0.63	6			Topo	-5					511,838						511,800	

Total AC/HA:	0.26758	Total SF/SM:	11656	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	511,838	Spl Credit		Total:	511,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:			
Sty Ht:			
(Liv) Units:		Total:	0
Foundation:			
Frame:			
Prime Wall:			
Sec Wall:			%
Roof Struct:			
Roof Cover:			
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:			%
Partition:			
Prim Floors:			
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	0.0	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	1.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:		BRs:		Baths:		HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	0.00
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:		
Size Ad		Gross Area		FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 060.0-0007-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	